



**Pembroke Chase
Houghton Conquest**

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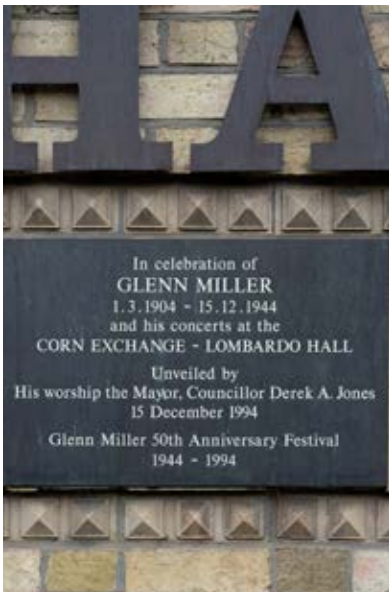
A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.





Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Pembroke Chase.

Ten minutes drive from the centre of Bedford, Pembroke Chase sits in open countryside on the edge of the growing residential area of Wixams, around five minutes drive from both the A6 and the A421. Junction 21 of the M25 is approximately 40 minutes away. Buses between Bedford and Dunstable stop near the development, and trains between Bedford and Bletchley, reaching Bedford in around ten minutes and Bletchley in under 40 minutes, call at Kempston Hardwick Station, one and a half miles away. From Bedford, trains reach London St Pancras in 45 minutes, with some direct services to Luton and Gatwick Airports and Brighton. The new Wixams Station on the Bedford to St Pancras line, planned for opening in late 2026, is just a short walk from the development.



The homes at Pembroke Chase stand on the edge of an inspiring new Country Park, more than 62 acres of mixed parkland, meadows and woods with carefully created wildlife habitats. Featuring winding activity trails and cycle routes, it offers a variety of ever-changing, stimulating environments and opportunities for outdoor recreation. With its dedicated picnic and play areas, sports pitches and games equipment, it provides an exceptional resource for the new community. Welcome to Pembroke Chase...



Plot Information

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. The location of affordable housing is indicative and the tenure of homes may be subject to change. Please note that the site plan is not drawn to scale.

Visitor Parking
Sub-Station
Bin Collection Point
Sustainable Urban
Drainage System

V
S/S
BCP
SUDS

Delmont See Page 12		Carson See Page 24		Fordwood See Page 36		Crosswood See Page 46	
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Braxton See Page 22		Portwood See Page 34					



Delmont

Overview
The bright, beautifully planned kitchen and dining room is entered from the welcoming lounge of this comfortable and stylish home. There is a convenient downstairs WC, the principal bedroom includes an en-suite shower room, and bedroom two features dual windows and a built-in cupboard.

Ground Floor	First Floor
Lounge 3.05m x 4.32m 10'0" x 14'2"	Principal Bedroom 4.03m x 3.71m 13'3" x 12'2"
Kitchen/Dining 4.03m x 3.08m 13'3" x 10'1"	En-Suite 1.08m x 2.30m 3'7" x 7'7"
WC 1.50m x 1.14m 4'11" x 3'9"	Bedroom 2 4.03m x 2.67m 13'3" x 8'9"
	Bathroom 1.86m x 2.15m 6'1" x 7'1"

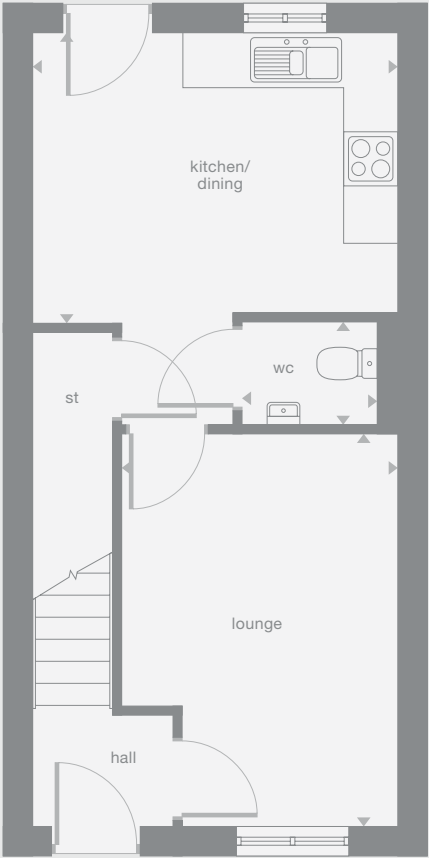
Floor Space
758 sq ft

↑ Windows only applicable to some plots. Please see Development Sales Manager for details

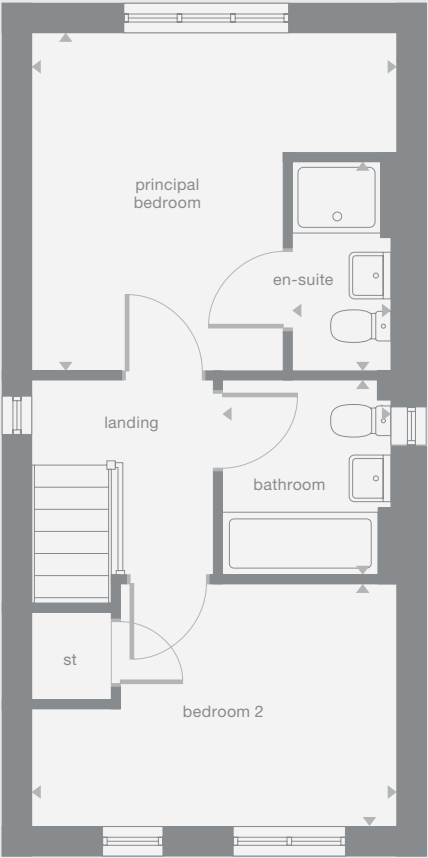
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview
French doors add fresh, open appeal to a welcoming, light-filled kitchen and dining room that also features a separate laundry area. There is a downstairs WC, a family bathroom and generous storage space, and the third bedroom could be transformed into an impressive home office.

Ground Floor	First Floor
Lounge 3.58m x 4.45m 11'9" x 14'8"	Principal Bedroom 4.53m x 2.71m 14'10" x 8'11"
Kitchen/Dining 3.35m x 4.74m 11'0" x 15'7"	Bedroom 2 2.15m x 4.38m 7'1" x 14'5"
Laundry 1.08m x 2.99m 3'7" x 9'10"	Bedroom 3 2.28m x 3.34m 7'6" x 11'0"
WC 1.08m x 1.65m 3'7" x 5'5"	Bathroom 1.92m x 2.00m 6'4" x 6'7"

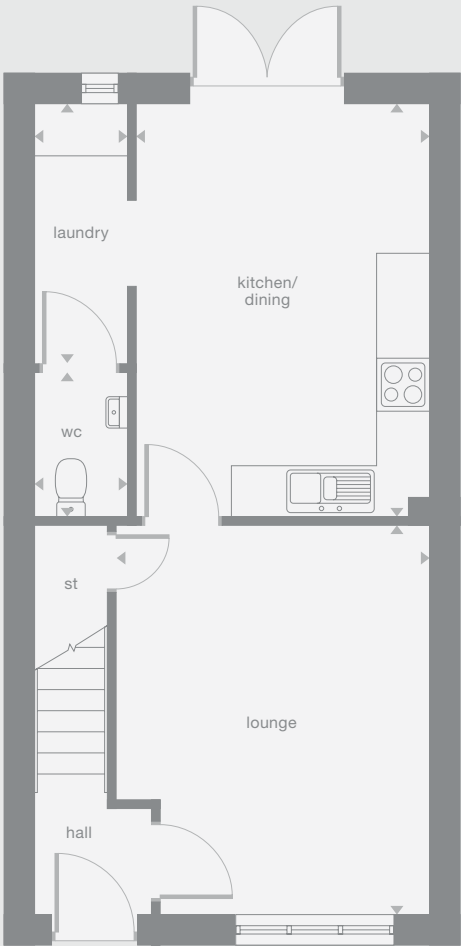
Floor Space
907 sq ft

† Window not applicable to all plots. Please see Development Sales Manager for details.

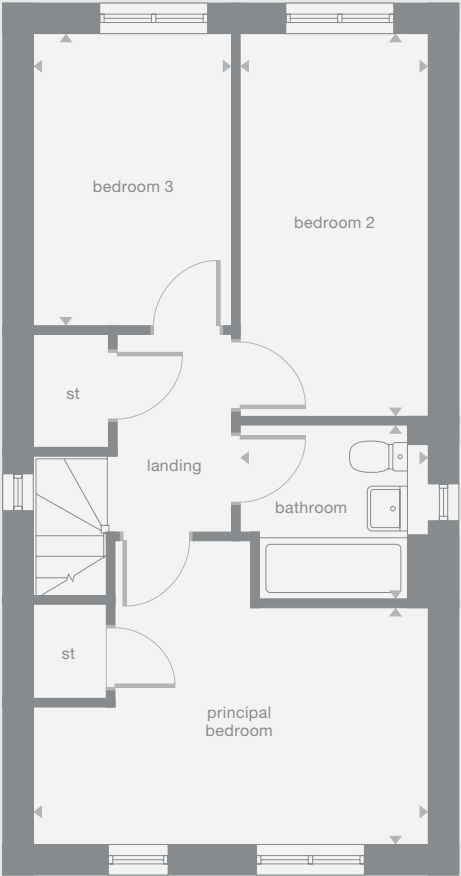
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Ground Floor



First Floor



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Overview
The bright lounge shares the ground floor with a downstairs WC and a bright kitchen where french doors add special appeal to the dining area. The family bathroom shares the first floor with three bedrooms, including a superb en-suite principal bedroom with a walk-in cupboard.

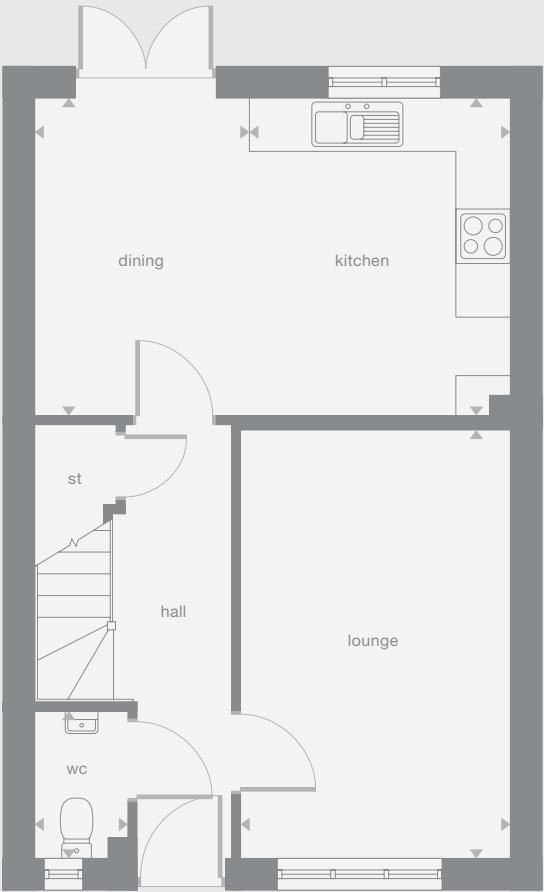
Ground Floor	First Floor
Lounge 2.96m x 4.73m 9'9" x 15'6"	Principal Bedroom 3.21m x 3.69m 10'7" x 12'1"
Kitchen 2.86m x 3.51m 9'5" x 11'6"	En-Suite 1.92m x 1.95m 6'4" x 6'5"
Dining 2.37m x 3.51m 7'9" x 11'6"	Bedroom 2 2.98m x 2.46m 9'10" x 8'1"
WC 1.03m x 1.63m 3'5" x 5'4"	Bedroom 3 2.15m x 3.51m 7'1" x 11'6"
	Bathroom 1.70m x 2.04m 5'7" x 6'8"

Floor Space
947 sq ft

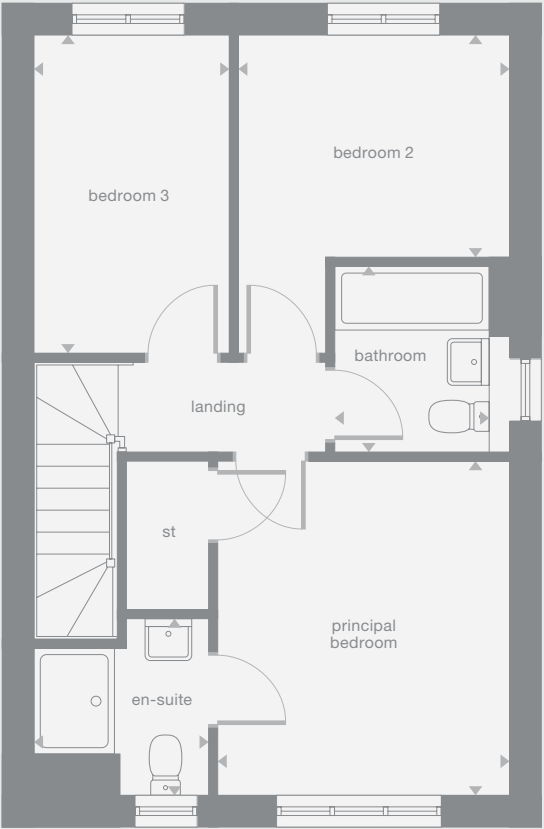
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Ground Floor



First Floor



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Chilton

Overview
The lounge, kitchen and one of the three bedrooms are dual aspect, with french doors enhancing the bright appeal of the dining area. The principal bedroom is en-suite, a downstairs WC complements the family bathroom and spacious cupboards are provided in the hall and kitchen.

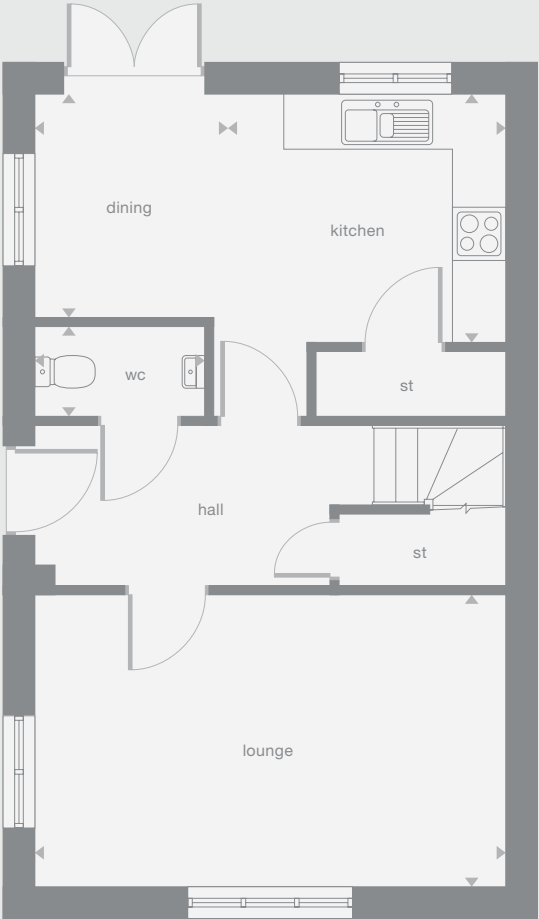
Ground Floor	First Floor
Lounge 5.20m x 3.22m 17'1" x 10'7"	Principal Bedroom 3.78m x 3.22m 12'5" x 10'7"
Kitchen 3.07m x 2.74m 10'1" x 9'0"	En-Suite 1.10m x 2.86m 3'7" x 9'5"
Dining 2.12m x 2.46m 7'0" x 8'1"	Bedroom 2 2.96m x 3.54m 9'9" x 11'8"
WC 1.87m x 1.00m 6'2" x 3'3"	Bedroom 3 2.15m x 3.55m 7'1" x 11'8"
	Bathroom 1.70m x 2.11m 5'7" x 6'11"

Floor Space
979 sq ft

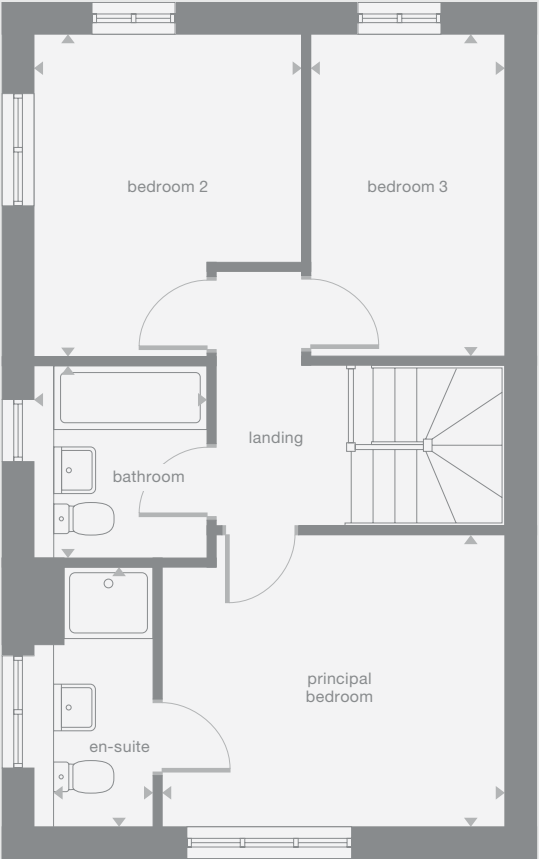
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Ground Floor



First Floor



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Bryson

Overview

The elegant bay-windowed lounge, the kitchen with its feature french doors, and bedroom two are all dual aspect, creating a bright, welcoming interior. The principal bedroom is en-suite, a downstairs WC complements the bathroom, and useful cupboards are provided in the kitchen, hall and landing.

Ground Floor

- Lounge
5.20m x 3.90m
17'1" x 12'10"
- Kitchen
3.07m x 2.74m
10'1" x 9'0"
- Dining
2.12m x 2.64m
7'0" x 8'1"
- WC
1.87m x 1.00m
6'2" x 3'3"

First Floor

- Principal Bedroom
3.78m x 3.22m
12'5" x 10'7"
- En-Suite
1.10m x 2.86m
3'7" x 9'5"
- Bedroom 2
2.96m x 3.54m
9'9" x 11'8"
- Bedroom 3
2.15m x 3.55m
7'1" x 11'8"
- Bathroom
1.70m x 2.11m
5'7" x 6'11"

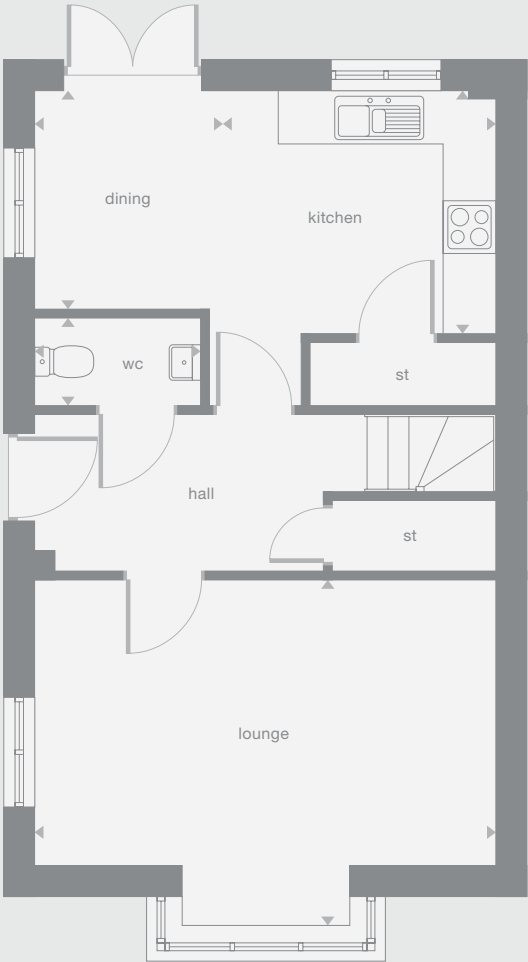
Floor Space

979 sq ft

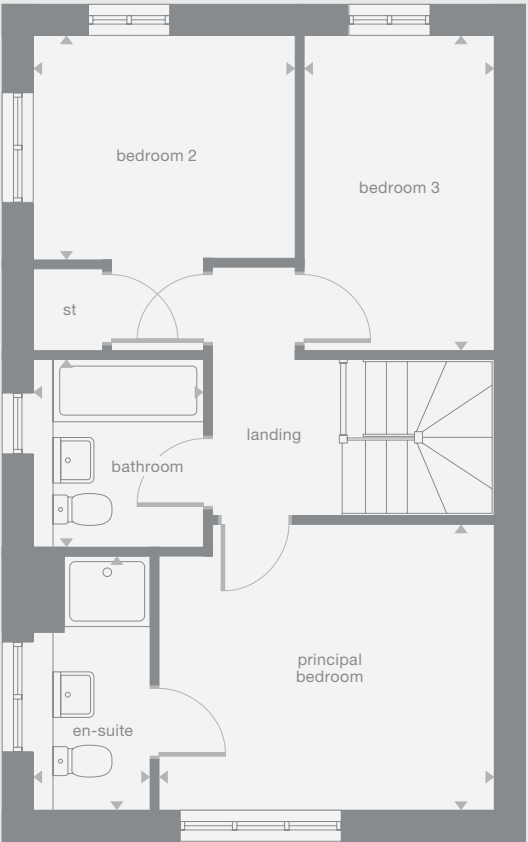
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Braxton

Overview
Both the lounge and the dining kitchen are dual aspect, with french doors enhancing the family space. Practical touches include a laundry room, downstairs WC and generous storage space. The bright landing leads to the bathroom and three bedrooms, including an en-suite, dual aspect principal bedroom.

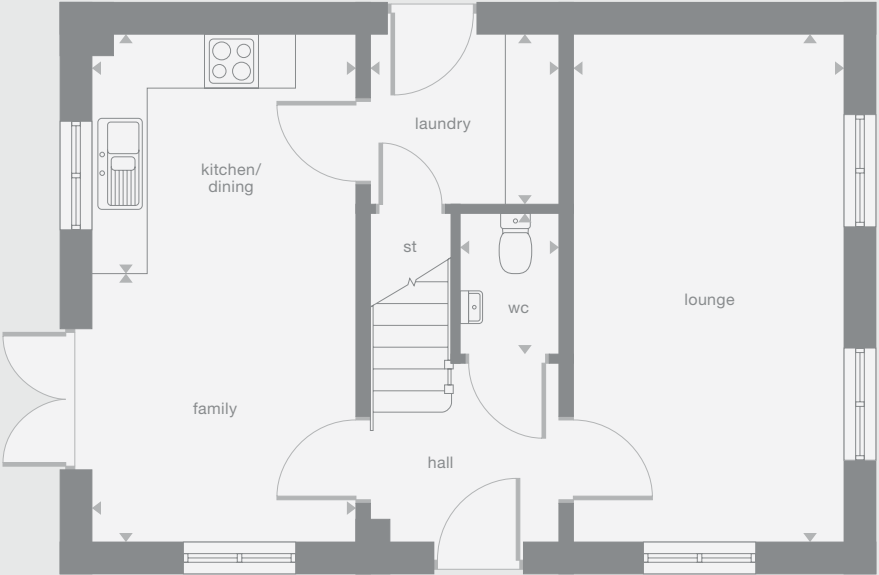
Ground Floor	First Floor
Lounge 2.99m x 5.58m 9'10" x 18'4"	Principal Bedroom 3.01m x 2.77m 9'11" x 9'1"
Kitchen/Dining 2.90m x 2.65m 9'6" x 8'9"	En-Suite 2.11m x 1.24m 6'11" x 4'1"
Laundry 2.09m x 1.88m 6'10" x 6'2"	Bedroom 2 2.95m x 3.28m 9'8" x 10'9"
Family 2.90m x 2.92m 9'6" x 9'7"	Bedroom 3 3.19m x 2.72m 10'6" x 8'11"
WC 1.09m x 1.55m 3'7" x 5'1"	Bathroom 1.70m x 2.20m 5'7" x 7'3"

Floor Space
996 sq ft

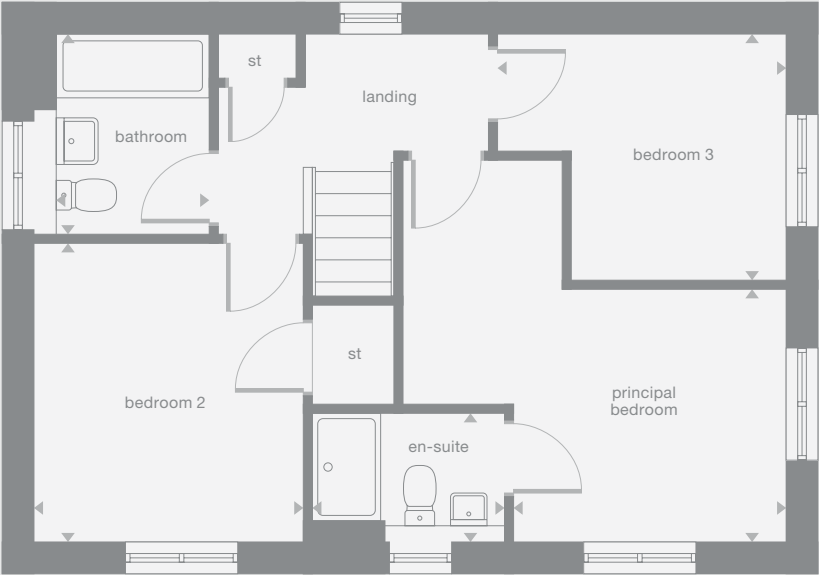
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview
With its stylish lounge bay window, french doors in the dining area and dual aspect outlooks in the kitchen, lounge and principal bedroom, this is a light-filled, inviting home. It includes a separate laundry, a downstairs WC, and one of the three bedrooms is en-suite.

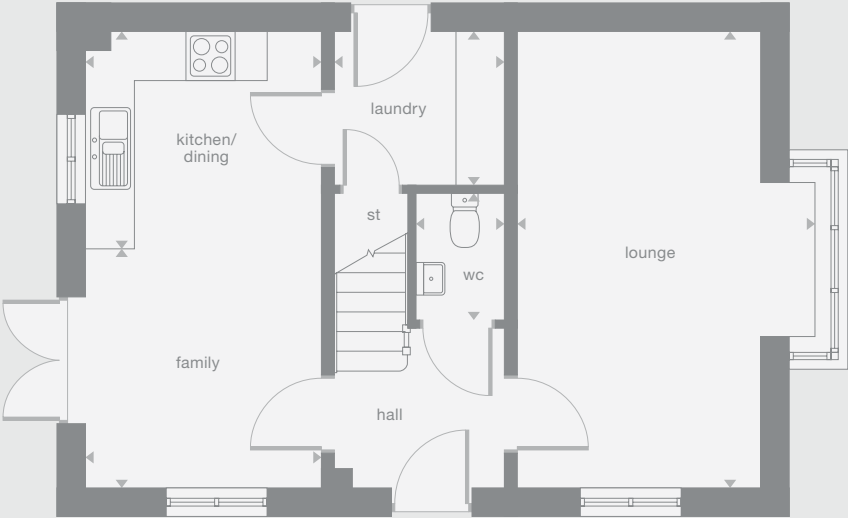
Ground Floor	First Floor
Lounge 3.66m x 5.58m 9'10" x 18'4"	Principal Bedroom 3.01m x 2.77m 9'11" x 9'1"
Kitchen/Dining 2.90m x 2.65m 9'6" x 8'9"	En-Suite 2.11m x 1.24m 6'11" x 4'1"
Laundry 2.09m x 1.88m 6'10" x 6'2"	Bedroom 2 2.95m x 3.28m 9'8" x 10'9"
Family 2.90m x 2.92m 9'6" x 9'7"	Bedroom 3 3.19m x 2.72m 10'6" x 8'11"
WC 1.09m x 1.55m 3'7" x 5'1"	Bathroom 1.70m x 2.20m 5'7" x 7'3"

Floor Space
996 sq ft

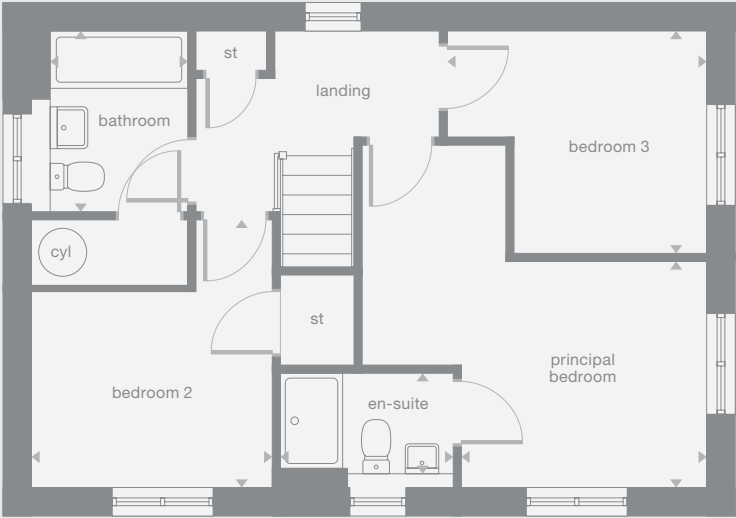
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Hampton

Overview

The superb kitchen, with its dining area opening to the garden and the light, elegant lounge form a flexible backdrop to everyday life. The family bathroom shares the first floor with three bedrooms, and the en-suite principal bedroom features a dressing room.

Ground Floor

Lounge
3.42m x 3.57m
11'3" x 11'9"

Kitchen
3.43m x 3.06m
11'3" x 10'0"

Family/Dining
5.47m x 2.38m
17'11" x 7'10"

WC
1.95m x 1.47m
6'5" x 4'10"

First Floor

Principal Bedroom
3.30m x 3.14m
10'10" x 10'4"

En-Suite
2.18m x 1.87m
7'2" x 6'2"

Dressing
2.07m x 1.68m
6'10" x 5'6"

Bedroom 2
2.81m x 3.85m
9'3" x 12'8"

Bedroom 3
2.56m x 3.65m
8'5" x 12'0"

Bathroom
1.98m x 2.21m
6'6" x 7'3"

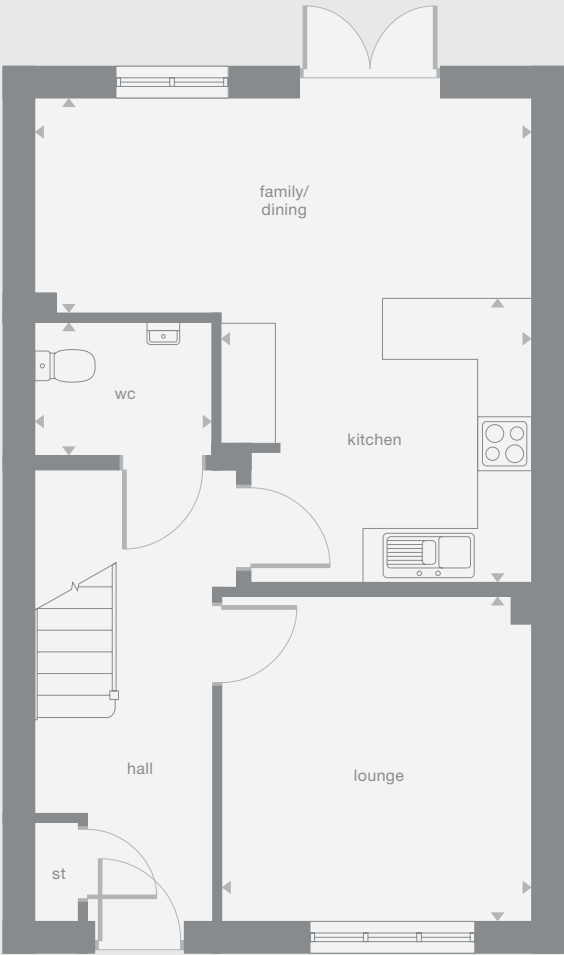
Floor Space

1,069 sq ft

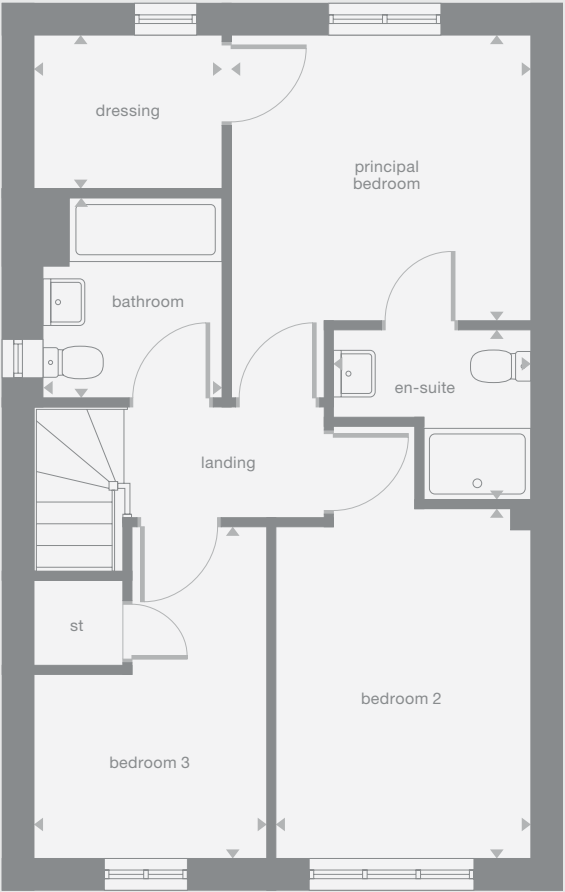
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Ground Floor



First Floor



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Haywood

Overview

With its french doors and separate laundry room, the kitchen and dining room presents a natural, practical hub for family life. The ground floor includes a comfortable lounge and a WC, while upstairs one of the three bedrooms is en-suite.

Ground Floor

Lounge
3.00m x 4.46m
9'10" x 14'8"

Kitchen/Dining/Family
5.81m x 4.00m
19'1" x 13'2"

Laundry
1.36m x 2.40m
4'6" x 7'11"

WC
0.96m x 1.82m
3'2" x 6'0"

First

Principal Bedroom
3.05m x 3.87m
10'0" x 12'8"

En-Suite
2.03m x 1.18m
6'8" x 3'10"

Bedroom 2
2.68m x 3.14m
8'10" x 10'4"

Bedroom 3
2.66m x 2.82m
8'9" x 9'3"

Bedroom 4/Study
3.03m x 2.10m
9'11" x 6'11"

Bathroom
1.70m x 2.42m
5'7" x 7'11"

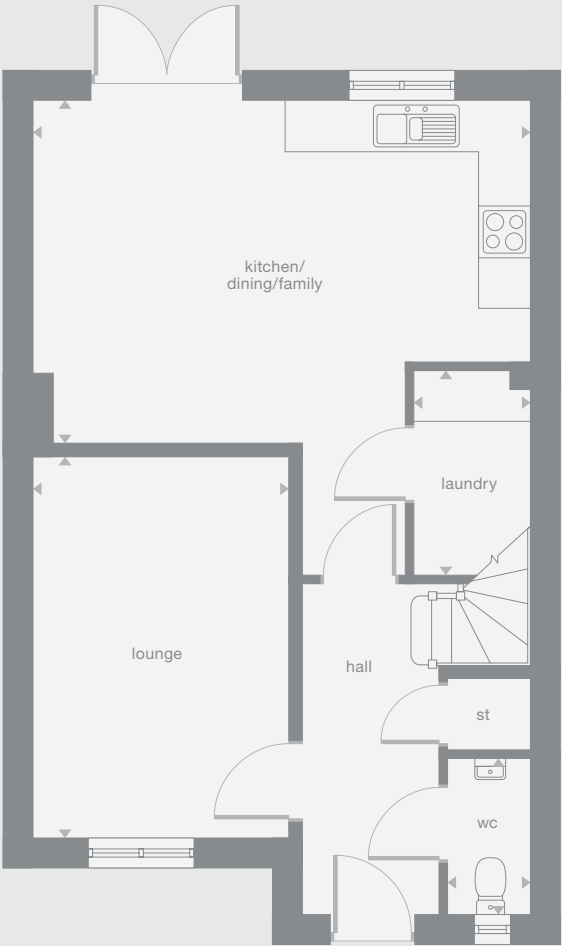
Floor Space

1,130 sq ft

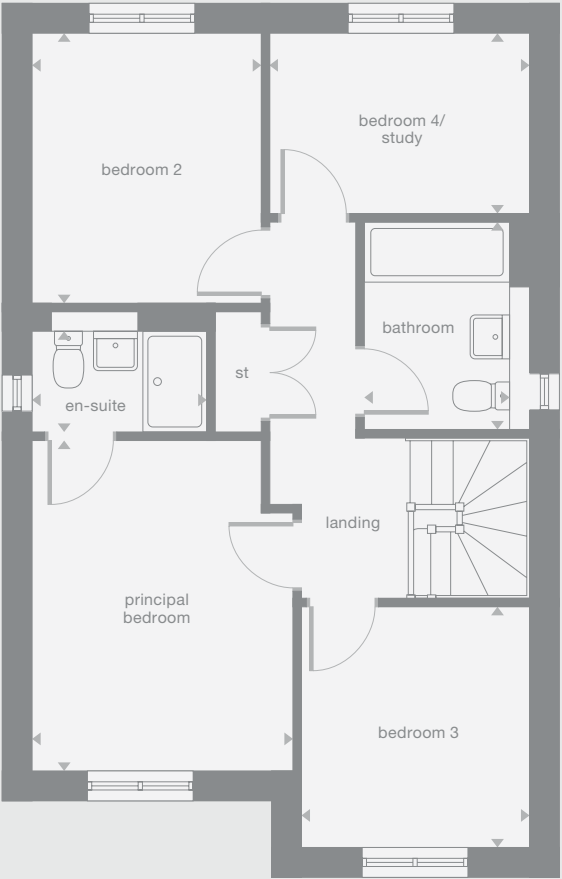
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Ground Floor



First Floor



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Middleton

Overview

In addition to a kitchen featuring french doors in the dining area, a natural hub for family life, the ground floor includes a bright lounge, a downstairs WC and a walk-in cupboard for coats or sports equipment. Upstairs, one of the three bedrooms is en-suite.

Ground Floor

- Lounge
3.00m x 4.37m
9'10" x 14'4"
- Kitchen
2.74m x 4.09m
9'0" x 13'5"
- Family/Dining
3.29m x 4.09m
10'10" x 13'5"
- WC
1.45m x 2.00m
4'9" x 6'7"

First Floor

- Principal Bedroom
3.47m x 3.14m
11'5" x 10'4"
- En-Suite
2.47m x 1.06m
8'1" x 3'6"
- Bedroom 2
2.83m x 4.08m
9'3" x 13'5"
- Bedroom 3
3.11m x 3.53m
10'3" x 11'7"
- Bathroom
1.83m x 2.15m
6'0" x 7'1"

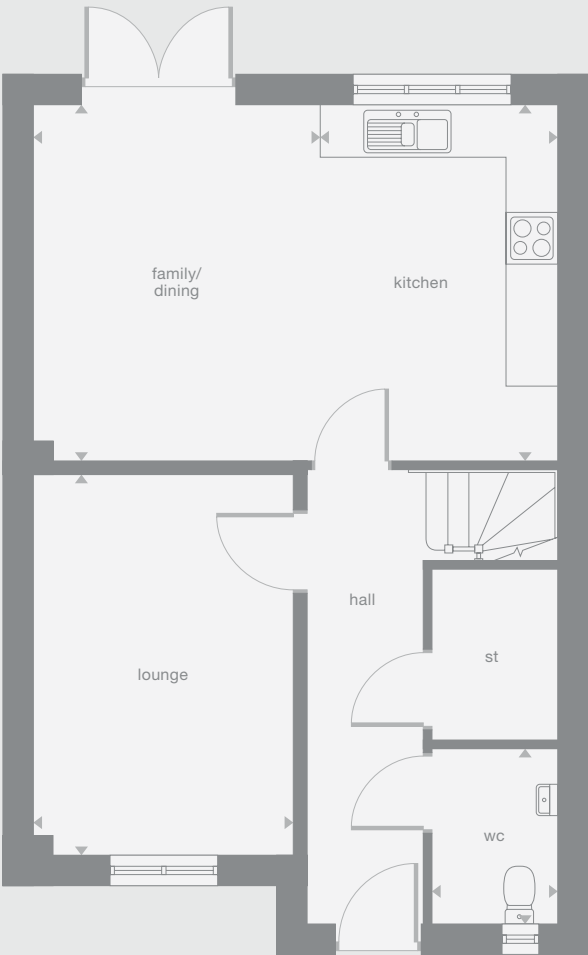
Floor Space

1,169 sq ft

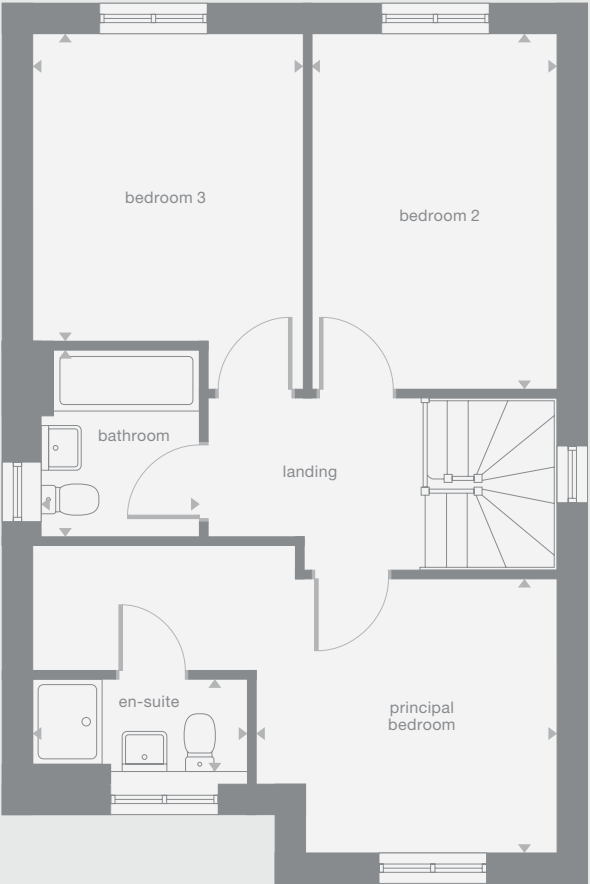
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview
In addition to the lounge and convenient WC, the ground floor includes a bright, airy kitchen and dining room with french doors. The first floor includes two bedrooms and a family bathroom, and the en-suite principal bedroom has a built-in wardrobe and charming dormer window.

Ground Floor	First Floor
Lounge 2.63m x 4.70m 8'8" x 15'5"	Bedroom 2 4.82m x 3.02m 15'10" x 9'11"
Kitchen 2.73m x 3.66m 9'0" x 12'0"	Bedroom 3 4.82m x 3.16m 15'10" x 10'4"
Dining 2.08m x 3.00m 6'10" x 9'10"	Bathroom 2.48m x 2.10m 8'2" x 6'11"
WC 0.90m x 2.29m 2'11" x 7'6"	

Second Floor
Principal Bedroom 4.82m x 4.73m 15'10" x 15'6"
En-Suite 1.41m x 2.44m 4'8" x 8'0"

Floor Space
1,177 sq ft

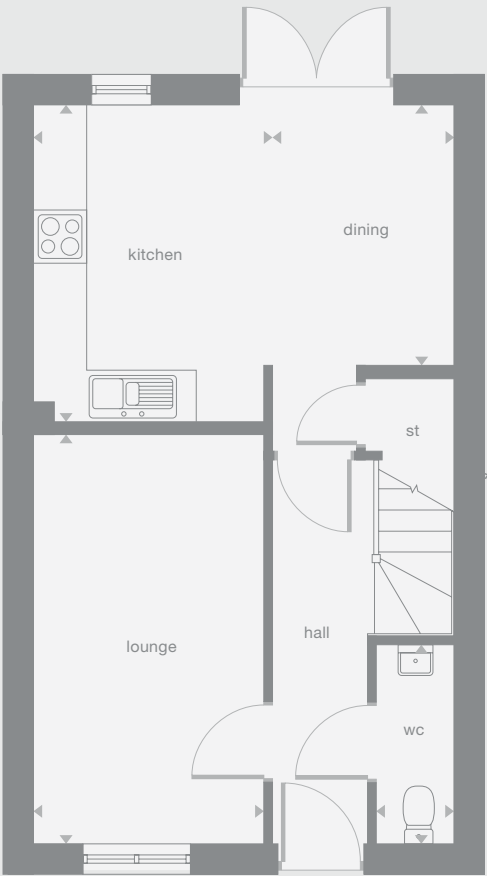
Denotes full
height ceiling line

Denotes 1,500m
height ceiling line

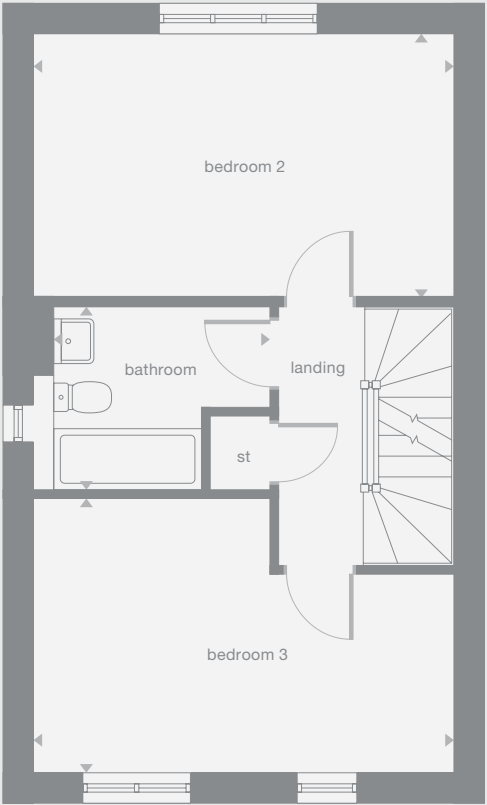
Plots may be
a mirror image
of the floor
plans. Please see
Development
Sales Manager
for details



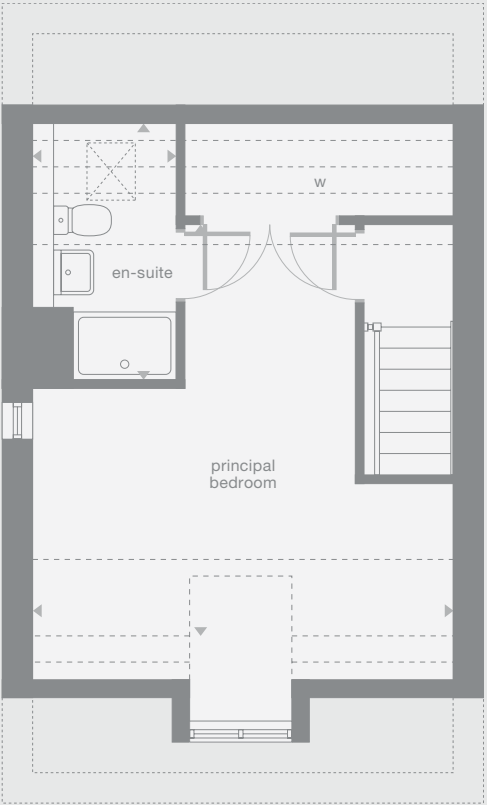
Ground Floor



First Floor



Second Floor



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Portwood

Overview

The magnificent dual aspect, L-shaped family room extends into a light-filled dining area opening to the garden, and a stylish, ergonomic galley kitchen with a separate laundry. The bathroom has a separate shower, and the four bedrooms include an en-suite principal bedroom with dressing room.

Ground Floor

Lounge
2.93m x 4.08m
9'7" x 13'5"

Kitchen
3.45m x 2.70m
11'4" x 8'10"

Laundry
1.91m x 1.71m
6'4" x 5'7"

Dining
3.03m x 4.16m
9'11" x 13'8"

Family
3.03m x 2.76m
9'11" x 9'1"

WC
1.91m x 0.90m
6'4" x 2'11"

First Floor

Principal Bedroom
3.14m x 2.75m
10'4" x 9'0"

En-Suite
1.97m x 1.55m
6'6" x 5'1"

Dressing
1.85m x 1.97m
6'1" x 6'6"

Bedroom 2
2.93m x 3.81m
9'7" x 12'6"

Bedroom 3
3.72m x 2.44m
12'3" x 8'0"

Bedroom 4/Study
2.15m x 3.02m
7'1" x 9'11"

Bathroom
2.05m x 1.69m
6'9" x 5'7"

Floor Space

1,212 sq ft

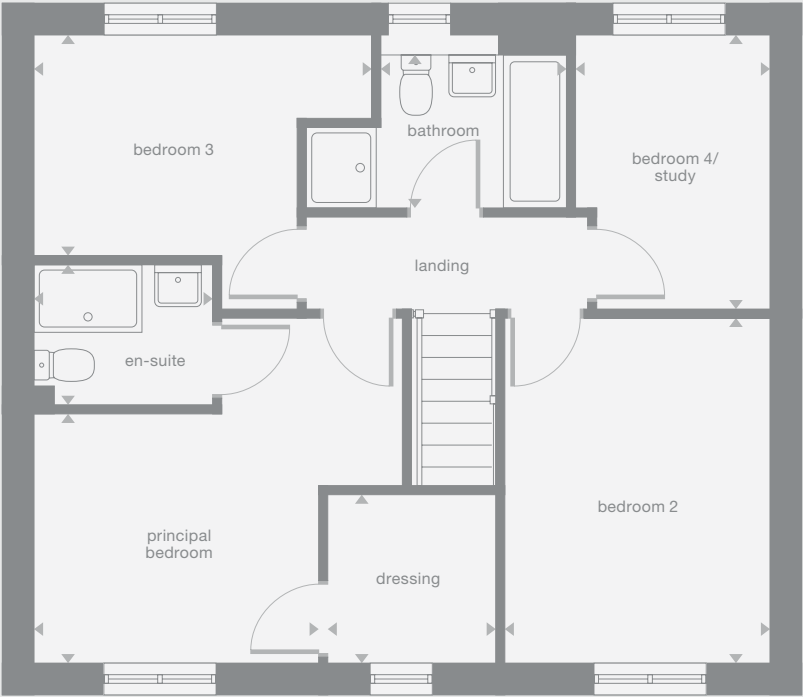
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Fordwood

Overview

The bay windowed family room adjoins a dining kitchen with french doors, creating a breathtaking triple aspect space. French doors enhance the dual aspect lounge, there is a laundry room, a downstairs WC and an upstairs study. One bedroom has an en-suite and another is dual aspect.

Ground Floor

Lounge
3.23m x 5.20m
10'7" x 17'1"

Kitchen/Dining
4.57m x 3.16m
15'0" x 10'4"

Laundry
2.08m x 1.82m
6'10" x 6'0"

Family
3.32m x 5.20m
10'11" x 17'1"

WC
1.09m x 1.50m
3'7" x 4'11"

First Floor

Principal Bedroom
4.57m x 3.01m
15'0" x 9'11"

En-Suite
1.45m x 1.23m
4'9" x 4'1"

Bedroom 2
4.54m x 2.52m
14'11" x 8'3"

Bedroom 3
3.63m x 3.07m
11'11" x 10'1"

Study/Bedroom 4
2.25m x 2.03m
7'5" x 6'8"

Bathroom
2.77m x 1.89m
9'1" x 6'3"

Floor Space

1,267 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Clarkston

Overview
The kitchen and dining room includes a superb, light filled family area with french doors and rooflights, complementing a comfortable lounge and a downstairs WC. Two of the three bedrooms and the bathroom share the first floor, and the en-suite principal bedroom includes a charming dormer window.

Ground Floor	First Floor	Second Floor
Lounge 2.63m x 4.70m 8'8" x 15'5"	Bedroom 2 4.82m x 3.02m 15'10" x 9'11"	Principal Bedroom 4.82m x 4.73m 15'10" x 15'6"
Kitchen 2.73m x 3.66m 9'0" x 12'0"	Bedroom 3 4.82m x 3.16m 15'10" x 10'4"	En-Suite 1.41m x 2.44m 4'8" x 8'0"
Family 4.82m x 1.80m 15'10" x 5'11"	Bathroom 2.48m x 2.10m 8'2" x 6'11"	
Dining 2.08m x 3.00m 6'10" x 9'10"		
WC 0.90m x 2.29m 2'11" x 7'6"		

Floor Space
1,271 sq ft

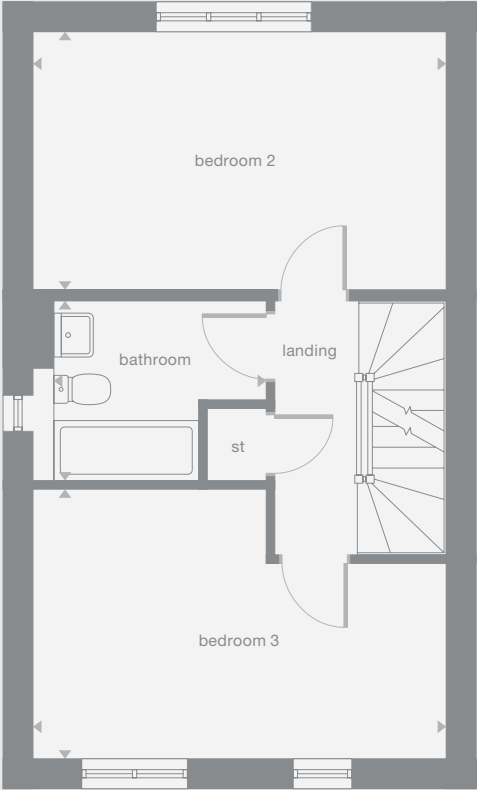
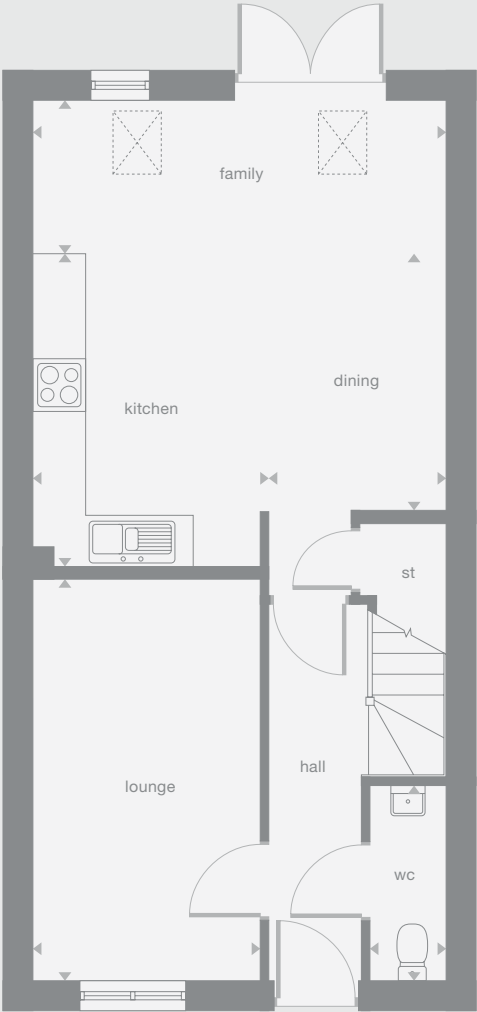
Denotes full height ceiling line

Denotes 1,500m height ceiling line

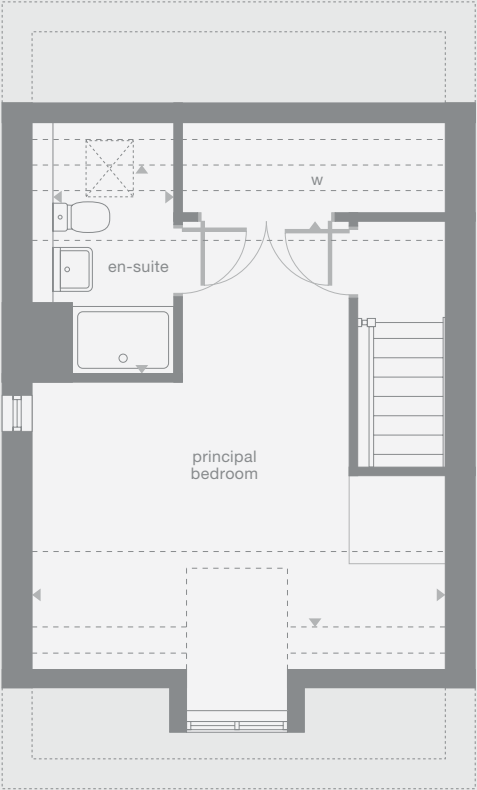
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Ground Floor



First Floor



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Overview
The stylish bay-windowed lounge and the kitchen are both dual aspect, and french doors add flexibility to the dining area. All three bedrooms are dual aspect, two are en-suite, and one features a dressing room. A downstairs WC adds practicality to this light, airy home.

- Ground Floor**
Lounge
3.58m x 4.45m
11'9" x 14'8"
- Kitchen/Dining
3.35m x 4.74m
11'0" x 15'7"
- WC
1.08m x 1.65m
3'7" x 5'5"
- First Floor**
Bedroom 2
2.15m x 4.38m
7'1" x 14'5"
- En-Suite 1
3.35m x 1.24m
11'0" x 4'0"
- Bedroom 3
2.28m x 3.34m
7'6" x 11'0"
- Bathroom
1.92m x 2.00m
6'4" x 6'7"

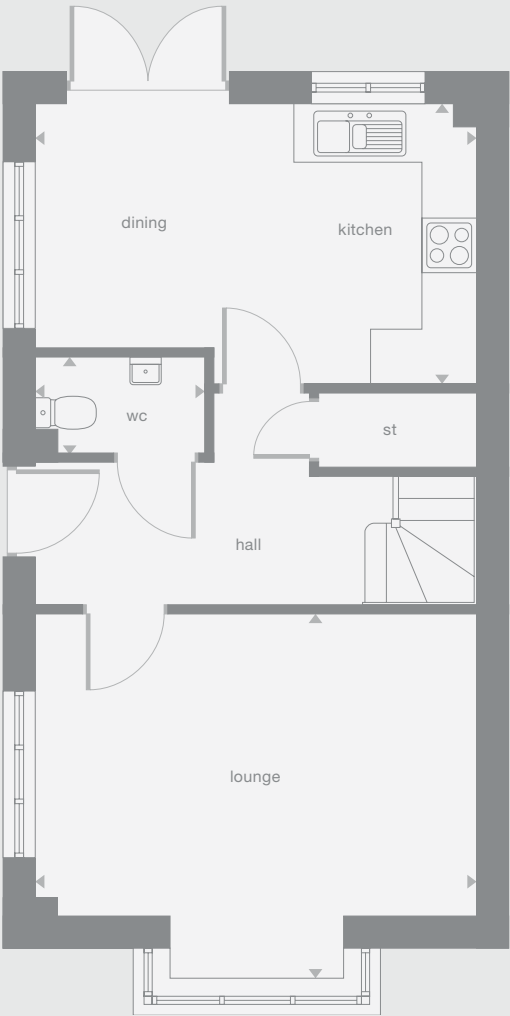
- Second Floor**
Principal Bedroom
4.53m x 2.71m
14'10" x 8'11"
- En-Suite 2
3.07m x 1.74m
10'0" x 5'7"
- Dressing
1.94m x 3.04m
6'3" x 9'9"

Floor Space
1,350 sq ft

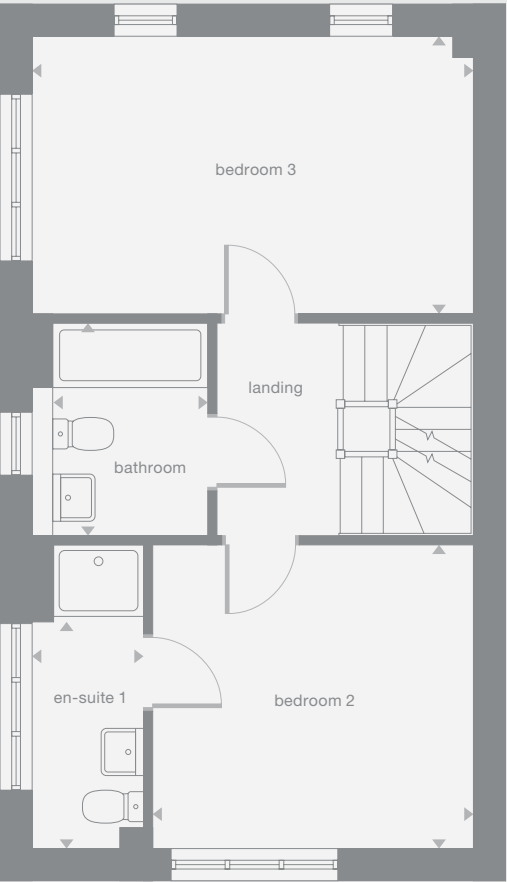
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



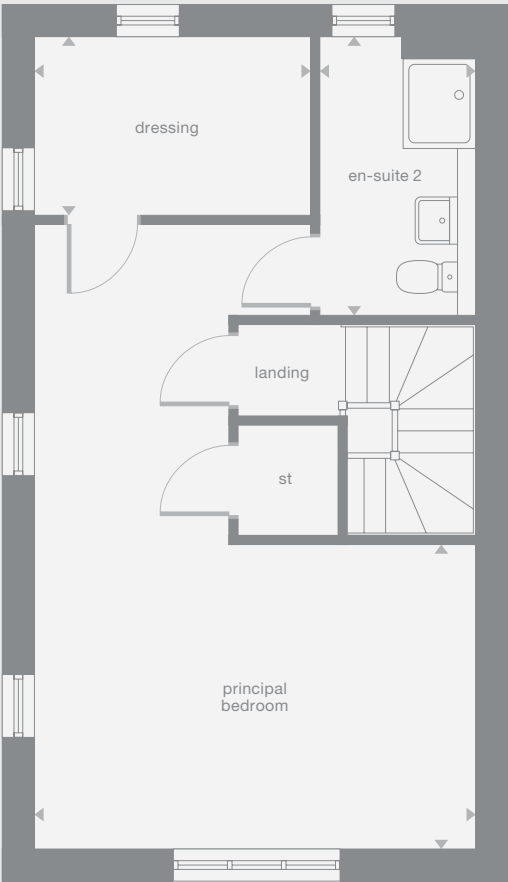
Ground Floor



First Floor



Second Floor



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Beauwood

Overview

From the bay-windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the study/family room and two of the four bedrooms are all dual aspect. The french doors enhance the open-plan kitchen, the and the family bathroom includes a separate shower.

Ground Floor

- Lounge
4.10m x 4.09m
13'5" x 13'5"
- Kitchen
3.48m x 3.96m
11'5" x 13'0"
- Laundry
2.12m x 1.76m
7'0" x 5'9"
- Dining
3.48m x 2.83m
11'5" x 9'4"
- Study/Family
3.42m x 2.61m
11'3" x 8'7"
- WC
1.07m x 1.55m
3'6" x 5'1"

First Floor

- Principal Bedroom
3.53m x 3.41m
11'7" x 11'2"
- En-Suite
2.04m x 1.79m
6'8" x 5'11"
- Bedroom 2
3.48m x 3.30m
11'5" x 10'10"
- Bedroom 3
2.42m x 3.39m
8'0" x 11'2"
- Bedroom 4
3.56m x 3.28m
11'8" x 10'9"
- Bathroom
3.14m x 1.70m
10'4" x 5'7"

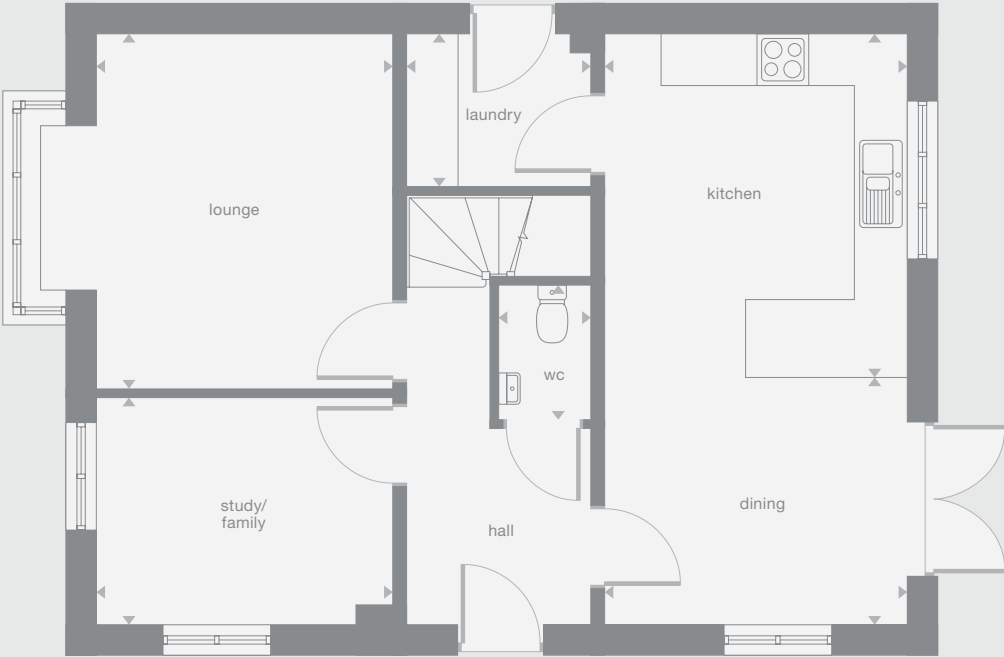
Floor Space

1,379 sq ft

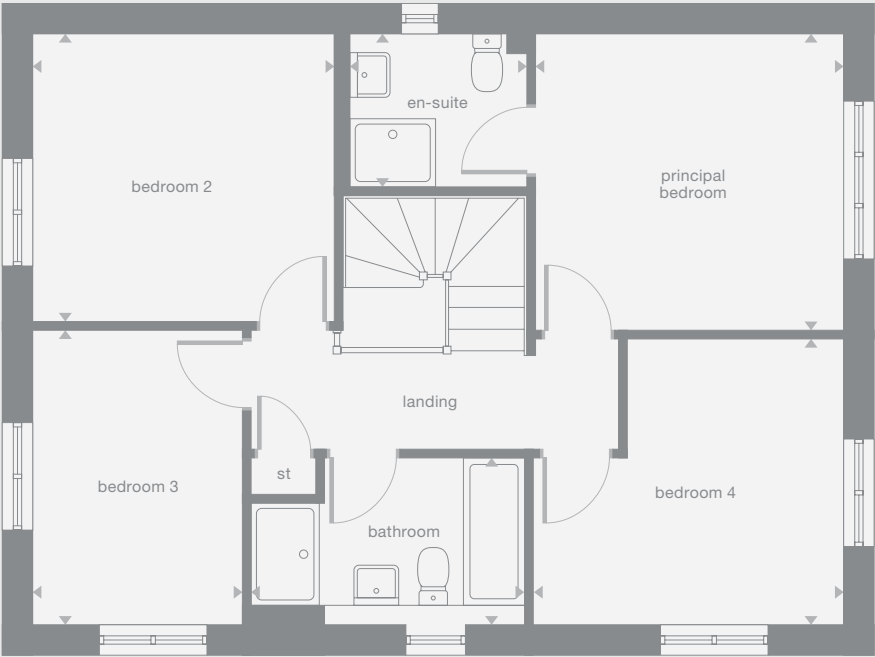
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Briarwood

Overview
With its stylish lounge and airy, open plan kitchen and dining room, this superb home is perfect for lively gatherings. There is a separate laundry room and a dedicated study, and the bright gallery landing opens on to the bathroom and four bedrooms, one of them en-suite.

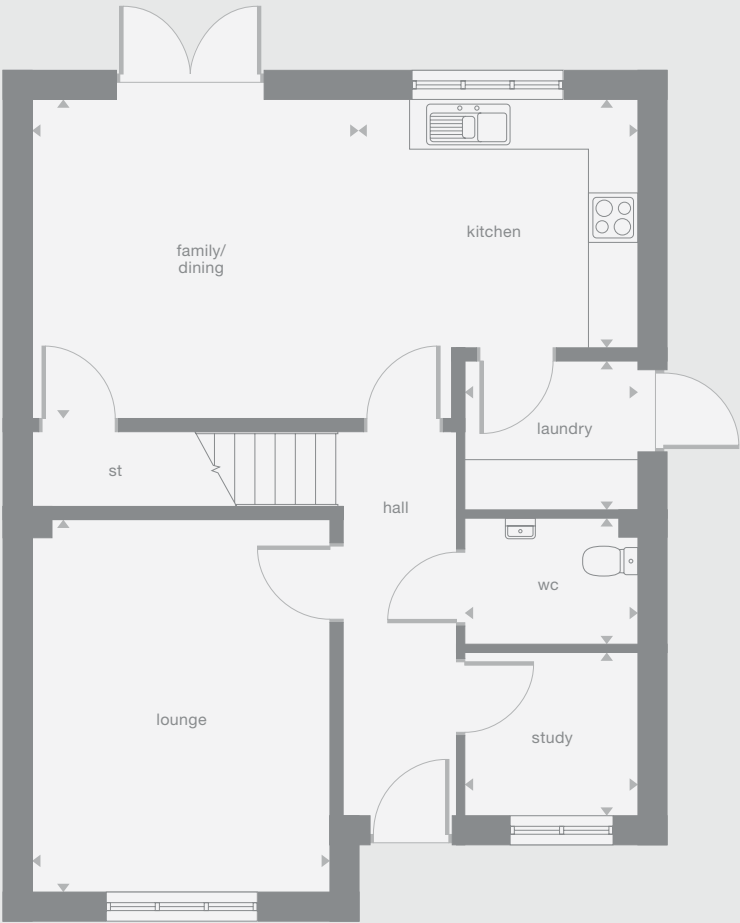
Ground Floor	First Floor
Lounge 3.56m x 4.47m 11'8" x 14'8"	Principal Bedroom 3.56m x 3.13m 11'8" x 10'3"
Kitchen 3.36m x 2.99m 11'0" x 9'10"	En-Suite 2.16m x 1.30m 7'1" x 4'3"
Laundry 2.08m x 1.80m 6'10" x 5'11"	Bedroom 2 3.62m x 3.51m 11'11" x 11'6"
Family/Dining 3.91m x 3.84m 12'10" x 12'7"	Bedroom 3 4.19m x 2.75m 13'9" x 9'0"
Study 2.08m x 1.97m 6'10" x 6'6"	Bedroom 4 2.80m x 2.73m 9'10" x 9'0"
WC 2.08m x 1.52m 6'10" x 5'0"	Bathroom 2.38m x 2.16m 7'10" x 7'1"

Floor Space
1,419 sq ft

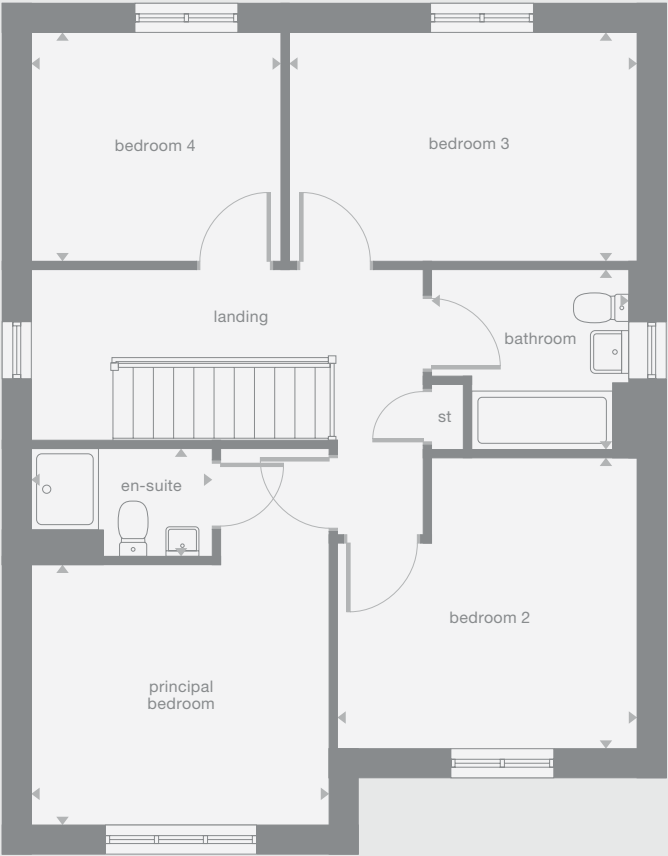
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Crosswood

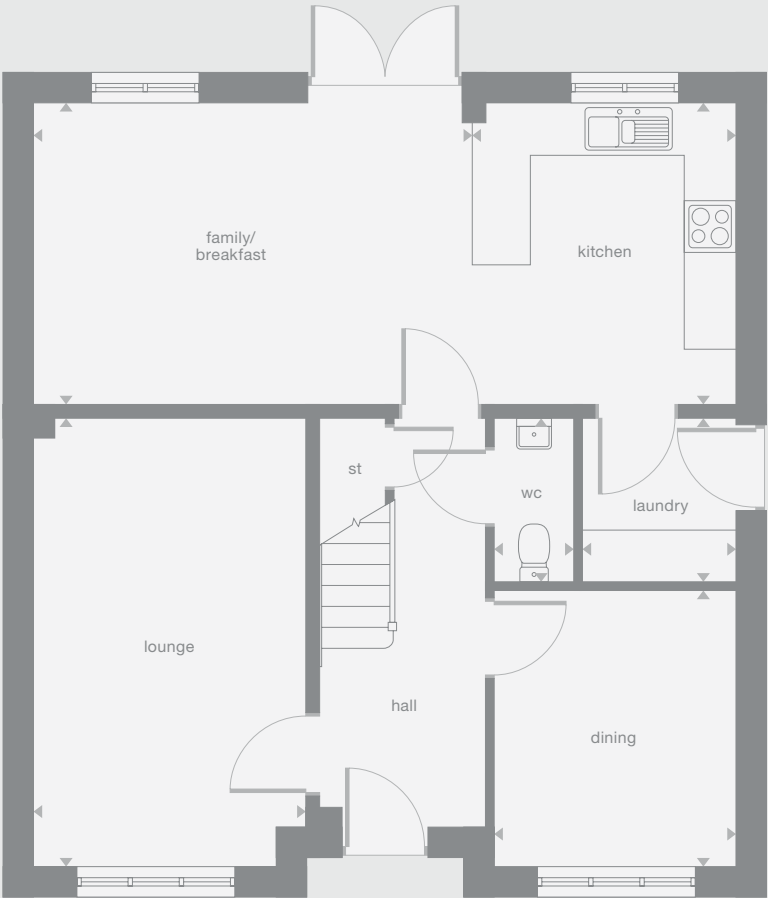
Overview
Perfect for social events, the lounge and dining room complement a broad family kitchen that opens out to the garden. The family bathroom features a separate shower, and the four bedrooms, two of them en-suite and one with a dressing room, ensure that privacy is always available.

Ground Floor	First	Floor Space
Lounge 3.12m x 5.15m 10'3" x 16'11"	Principal Bedroom 2.91m x 3.79m 9'7" x 12'5"	1,500 sq ft
Kitchen 3.02m x 3.47m 9'11" x 11'5"	En-Suite 1 1.55m x 2.02m 5'1" x 6'8"	
Laundry 1.76m x 1.88m 5'9" x 6'2"	Dressing 2.61m x 1.70m 8'7" x 5'7"	
Family/Breakfast 5.03m x 3.47m 16'6" x 11'5"	Bedroom 2 3.16m x 3.47m 10'5" x 11'5"	
Dining 2.77m x 3.18m 9'1" x 10'5"	En-Suite 2 2.13m x 1.60m 7'0" x 5'3"	
WC 0.92m x 1.88m 3'0" x 6'2"		
	Bedroom 3 2.38m x 3.28m 7'10" x 10'9"	
	Bedroom 4 2.61m x 3.09m 8'7" x 10'2"	
	Bathroom 2.86m x 1.70m 9'5" x 5'7"	

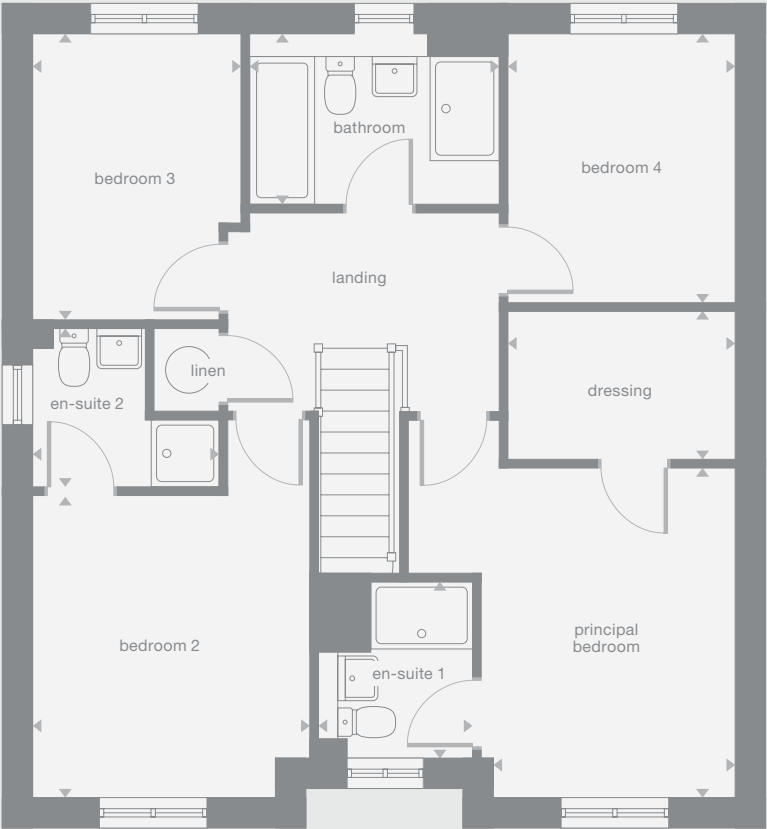
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Clearwood

Overview

The light-filled family kitchen, featuring french doors, and the bay-windowed lounge are complemented by a study, a laundry and a WC. Upstairs, two of the four bedrooms are en-suite, one includes a dressing area, and the family bathroom has a separate shower.

Ground Floor

Lounge
3.56m x 5.86m
11'8" x 19'3"

Kitchen
3.56m x 3.62m
11'8" x 11'11"

Laundry
2.00m x 1.78m
6'7" x 5'10"

Dining
2.51m x 3.62m
8'3" x 11'11"

Family
2.88m x 3.62m
9'6" x 11'11"

Study
3.09m x 2.41m
10'2" x 7'11"

WC
1.00m x 1.78m
3'3" x 5'10"

First

Principal Bedroom
3.56m x 3.15m
11'8" x 10'4"

En-Suite 1
1.85m x 1.34m
6'1" x 4'5"

Dressing
2.50m x 1.67m
8'3" x 5'6"

Bedroom 2
3.30m x 3.31m
10'10" x 10'11"

En-Suite 2
2.18m x 1.34m
7'2" x 4'5"

Bedroom 3
3.13m x 3.93m
10'3" x 12'11"

Bedroom 4
3.45m x 3.21m
11'4" x 10'7"

Bathroom
2.18m x 2.53m
7'2" x 8'4"

Floor Space
1,637 sq ft

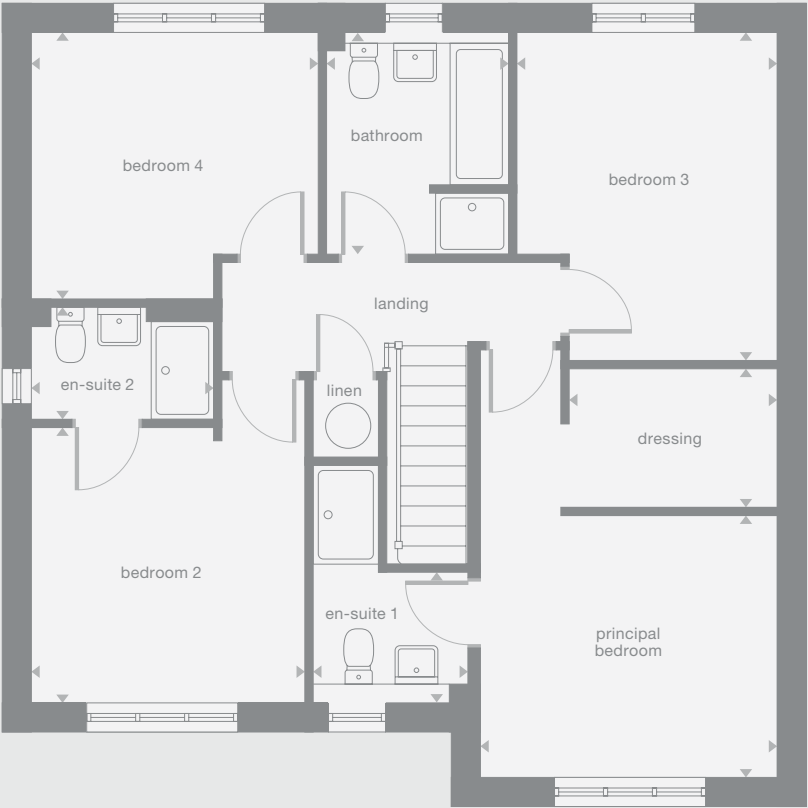
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Grayford

Overview
The impressive hall introduces an outstanding residence. The study and stylish lounge complement a family kitchen and dining area with french doors. There is a laundry, a bathroom with separate shower, two of the five bedrooms have an en-suite, and one has a walk-through dressing area.

Ground Floor	
Lounge	Family
3.52m x 4.76m	3.67m x 2.96m
11'7" x 15'8"	12'1" x 9'9"
Kitchen	Study
3.96m x 3.68m	3.48m x 2.27m
13'0" x 12'1"	11'5" x 7'6"
Laundry	WC
2.29m x 1.68m	1.09m x 1.68m
7'6" x 5'6"	3'7" x 5'6"
Dining	
2.68m x 3.68m	
8'10" x 12'1"	

First	
Principal Bedroom	Bedroom 3
3.49m x 3.97m	3.59m x 3.26m
11'5" x 13'0"	11'9" x 10'8"
En-Suite 1	Bedroom 4
2.40m x 1.36m	3.05m x 3.15m
7'11" x 4'6"	10'0" x 10'4"
Dressing	Bedroom 5
2.40m x 2.14m	2.84m x 2.64m
7'11" x 7'0"	9'4" x 8'8"
Bedroom 2	Bathroom
3.37m x 2.64m	2.53m x 1.79m
11'1" x 8'8"	8'4" x 5'11"
En-Suite 2	
1.18m x 2.64m	
3'10" x 8'8"	

Floor Space
1,780 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Kingford

Overview
Accessed from a superb entrance hall, both the study and the lounge feature bay windows and the island kitchen, incorporating bi-fold doors and rooflights, adjoins a dining room with french doors. The five bedrooms include two en-suites, and the family bathroom has a separate shower.

Ground Floor	First	Floor Space
Lounge 3.83m x 5.84m 12'7" x 19'2"	Principal Bedroom 3.27m x 4.52m 10'9" x 14'10"	Bedroom 3 3.84m x 3.07m 12'7" x 10'1"
Kitchen 6.38m x 6.04m 20'11" x 19'10"	En-Suite 1 2.46m x 1.54m 8'1" x 5'1"	Bedroom 4 3.81m x 2.48m 12'6" x 8'2"
Laundry 2.25m x 1.72m 7'5" x 5'8"	Dressing 2.46m x 2.55m 8'1" x 8'4"	Bedroom 5 3.07m x 2.29m 10'1" x 7'7"
Dining 3.73m x 3.49m 12'3" x 11'6"	Bedroom 2 3.86m x 2.58m 12'8" x 8'6"	Bathroom 2.53m x 2.01m 8'4" x 6'7"
Study/Family 3.34m x 3.46m 11'0" x 11'5"	En-Suite 2 2.53m x 1.43m 8'4" x 4'9"	
WC 0.99m x 1.72m 3'3" x 5'8"		

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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The Miller Difference

your home
your way...

The Miller Difference
Every home we build is the start of an adventure. For more than 90 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

Shaped around you
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

Built on trust
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

Helping where we can
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

Pushing up standards
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

A smooth customer journey
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

With you every step of the way
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

Fully involved
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

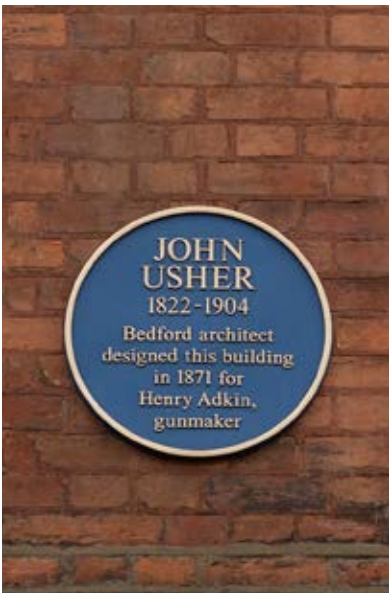
A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.



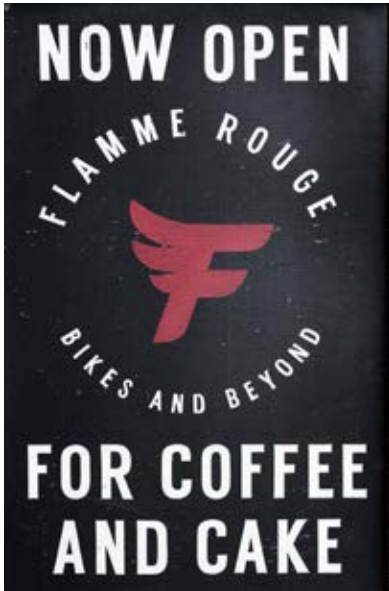
There is a post office, convenience store and off licence in Houghton Conquest, around 20 minutes walk from Pembroke Chase, and a large Co-op and another convenience store in Stewartby, two miles away. The Interchange Retail Park, three miles away on the southern edge of Bedford, incorporates high street sports and fashion brands and food outlets, a gym, and a large Boots store with a pharmacy. There is also an M&S Food Store next to the Retail Park.

Bedford is an attractive, traditional shopping destination with a mix of high street names, independent traders, picturesque alleys and malls. The town also has an eclectic choice of cultural and leisure attractions. There are several theatres, cinemas, galleries and bars, including a lively programme of music, drama and comedy at Bedford Corn Exchange. The town also hosts several regular festivals, including a biennial River Festival claimed to be the second largest outdoor event in the UK.



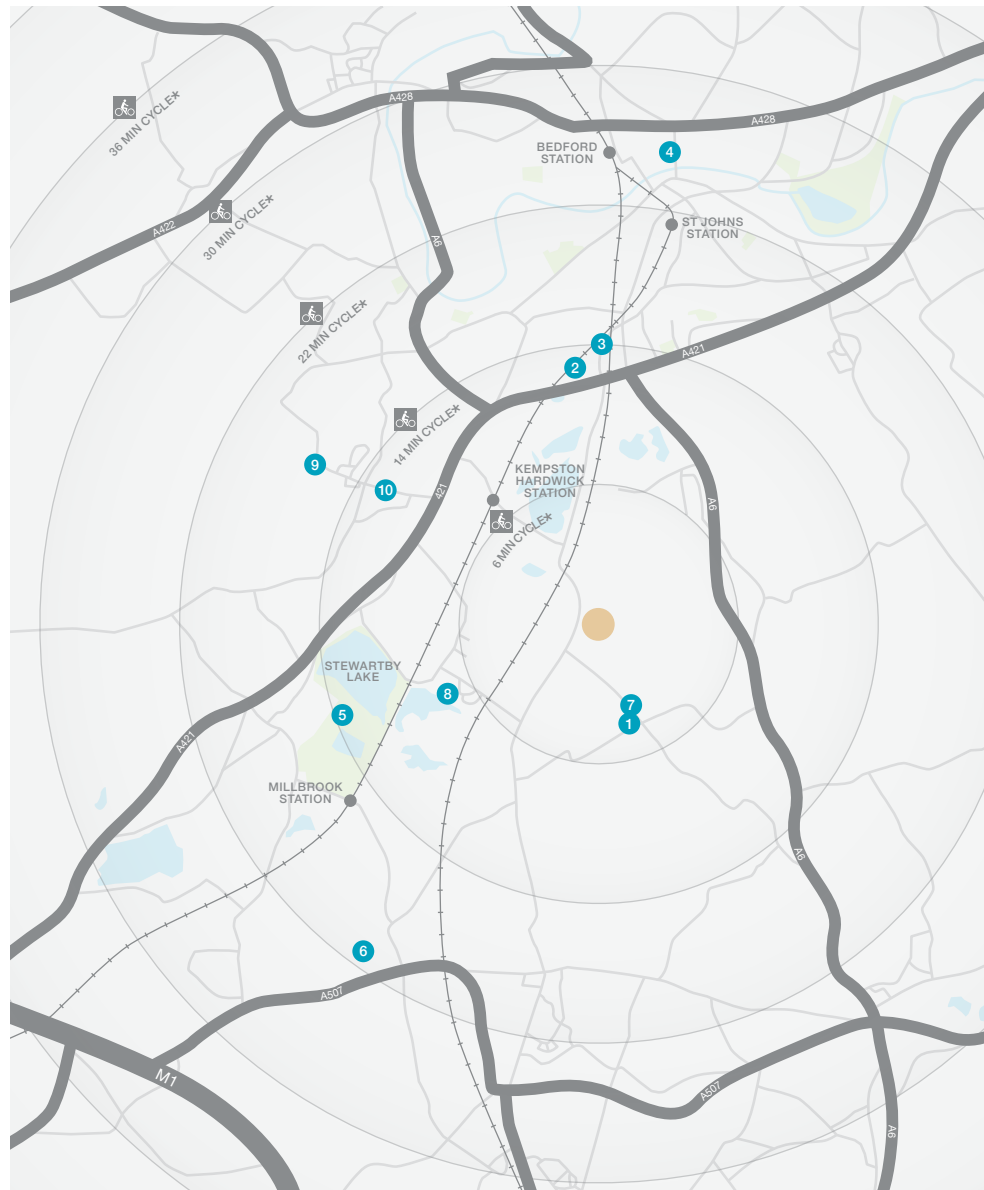
Outdoor attractions near Pembroke Chase include the Forest Centre and Millennium Country Park, with its extensive variety of woodlands and waterside walks and bike trails. The Millbrook Golf Club is the nearest of several courses in the area.

Pembroke Chase is in the catchment areas for Houghton Conquest Lower School, within 20 minutes walk, Marston Vale Middle School, approximately a mile and a half away, and Wooton Upper School, four miles from the development. All three schools were rated 'Good' by Ofsted in their most recent assessment. Places may also be available in schools near the development that do not use the catchment area system. Health care facilities include the large Shortstown Surgery, located in the Wooton Vale Health Living Centre.



Useful Contacts

When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.



- 1 Houghton Conquest Post Office
35 High Street
01234 740 208
- 2 Boots Pharmacy
Unit D, Interchange Retail Park
01234 210 803
- 3 Simply Gym Bedford
Unit 6, Interchange Retail Park
01234 325 291
- 4 Bedford Corn Exchange
St Paul's Square
01234 718 044
- 5 The Forest Centre and Millennium Country Park
Station Road, Marston
01234 767 037
- 6 The Millbrook Golf Club
Sandhill Close, Millbrook
01525 840 252
- 7 Houghton Conquest Lower School
High Street
01234 740 202
- 8 Marston Vale Middle School
19 The Crescent
01234 768 224
- 9 Wooton Upper School
Hall End Road
1234 767 123
- 10 Wooton Vale and Shortstown Surgery
Fields Road
01234 762 500

* Times stated are averages based on approximate distances and would be dependent on the route taken.
Based on:
2.0km = 5 to 8 mins cycle
4.5km = 12 to 18 mins cycle
7.0km = 20 to 26 mins cycle
9.5km = 28 to 34 mins cycle
12km = 34 to 40 mins cycle



Contact Us

Development opening times
Thursday – Monday
10:30am – 5:30pm
millerhomes.co.uk
0330 162 4728

From Bedford
Follow the B530
Amphill Road
southbound and
take the second exit
at the Interchange
Roundabout,
signposted for
Amphill. Two miles
after leaving the
roundabout, pass
under a railway bridge.
Stay on the A530
through the next
roundabout and,
around 350 yards
on, Pembroke
Chase is on the left.

From the M25
From junction 21 of
the M25, follow the
M1 northbound to
junction 12. Bear left
following signs for
Flitwick, loop back to
the junction and turn
left into the A5120
Harlington Road, for
Flitwick and Amphill.
Stay on the A5120
through Westoning
and Flitwick. At One-
O-One Roundabout
take the second exit
then, in Amphill,
beside the White Hart
pub take the second
then the first exits
at the two mini-
roundabouts. Follow
the B530 for almost
three and a half miles,
and just after passing
the second turn-off on
the left for Houghton
Conquest, Pembroke
Chase is on the right.

Sat Nav
MK45 3JP



Important Notice:
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors. The location of affordable housing is indicative and the tenure of homes may be subject to change.



Registered Developer

the place to be®

Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.



5 stars for customer satisfaction

Development
Opening Times

Please see millerhomes.co.uk for development opening times or call 0330 162 4728

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